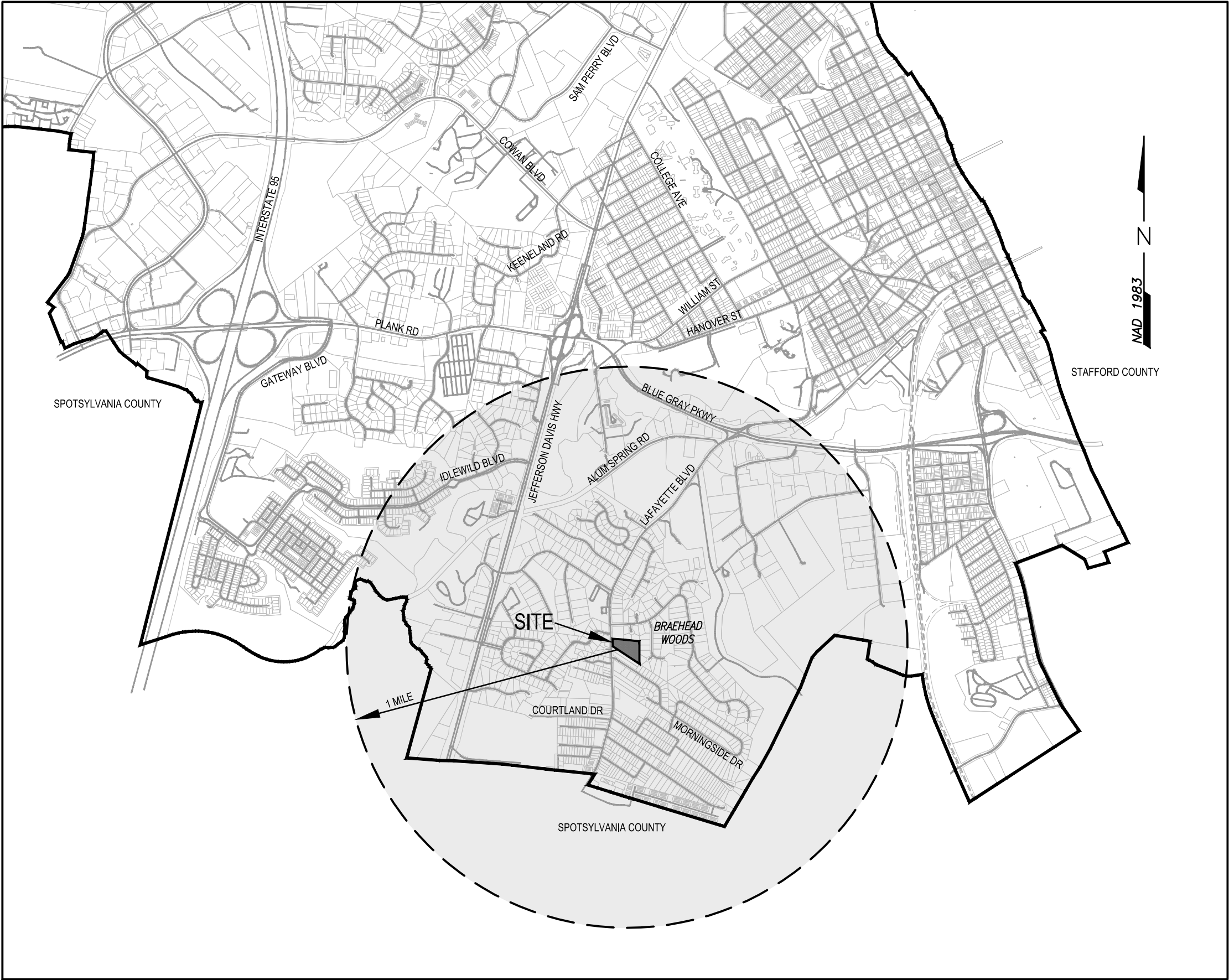


Requested Action:	Preliminary Subdivision Plan Review and Transmittal to the Planning Commission and City Council
Project Name:	Stonewall Heights
Property Address:	East side of Lafayette Boulevard, approximately 220 feet north of Morningside Drive, adjacent to Braehead Woods
GPIN#:	7778-56-6367
Description:	Preliminary Subdivision Plat to allow for the development of 12 single-family detached lots.
Comments Due:	The general public is invited to make inquiries or to express views regarding this request on or before close of business on April 21, 2014, to mesherman@fredericksburgva.gov . Separate notices will be advertised for the public hearings at the Planning Commission and City Council, prior to formal action.

STONEWALL HEIGHTS
PRELIMINARY PLAT
CITY OF FREDERICKSBURG, VIRGINIA

SHEET INDEX	
SHEET	TITLE
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SUBDIVISION LAYOUT PLAN
SHEET 4	SUBDIVISION DIMENSION PLAN



VICINITY MAP
SCALE 1"=2000'
0 2000 4000
SCALE IN FEET

- GENERAL NOTES:
1. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
 2. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
 3. PLAN MAY BE AMENDED TO FULFILL REQUIREMENTS OF FINAL ENGINEERING AND/OR COMPLIANCE WITH STATE AND CITY REGULATIONS.
 4. THESE PARCELS LIE WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5100650038C DATED SEPTEMBER 19, 2007. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. CONTOUR INTERVAL = 1'
 6. SURVEY INFORMATION BASED ON FIELD RUN SURVEY PERFORMED BY FAIRBANKS & FRANKLIN.
 7. THERE ARE NO WATERS OR WETLANDS ON THE SUBJECT PROPERTY.
 8. ALL STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
 9. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.

PROPERTY OWNER	DEVELOPER	ENGINEER
APL, LLC 8 FOX RUN LANE FREDERICKSBURG, VA 22405	APL, LLC 8 FOX RUN LANE FREDERICKSBURG, VA 22405	FAIRBANKS & FRANKLIN 11901 MAIN STREET FREDERICKSBURG, VIRGINIA 22408

APPROVAL	
DEVELOPMENT ADMINISTRATOR	DATE
PUBLIC WORKS DIRECTOR	DATE



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

COVER SHEET

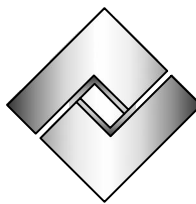
STONEWALL HEIGHTS
PRELIMINARY PLAT
FREDERICKSBURG, VA



DATE : 03-14-14
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:

DOCUMENT NO.
270-1000
SHEET
1 OF 4



Fairbanks &
Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

EXISTING CONDITIONS

STONEWALL HEIGHTS
PRELIMINARY PLAT
FREDERICKSBURG, VA



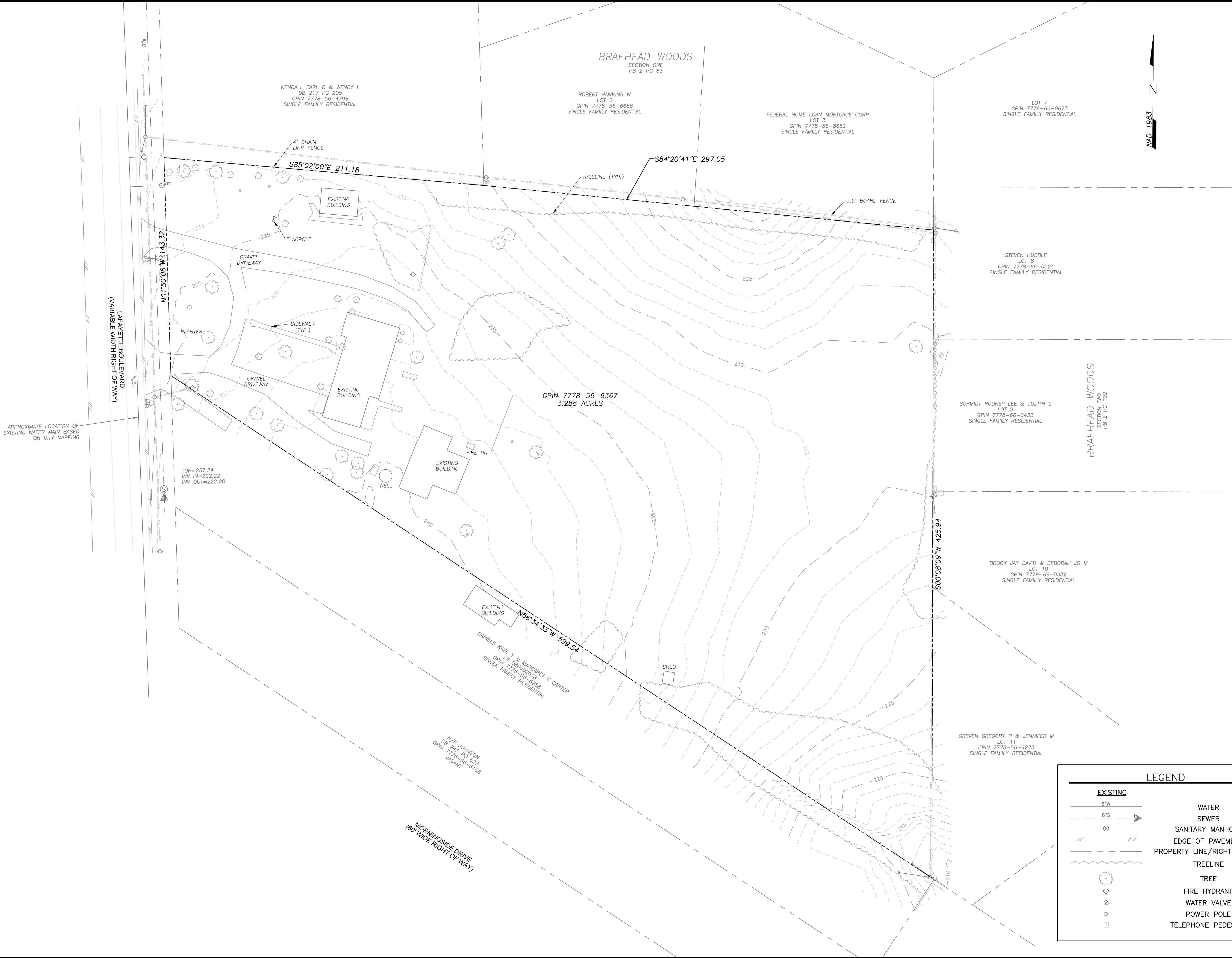
DATE : 03-14-14
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

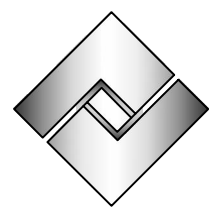
REVISIONS:

DOCUMENT NO.
270-1000

SHEET
2 OF 4

NAD 1983





Fairbanks &
Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

SUBDIVISION LAYOUT PLAN

STONEWALL HEIGHTS
PRELIMINARY PLAT
FREDERICKSBURG, VA



DATE : 03-14-14
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:

DOCUMENT NO.
270-1000

SHEET
3 OF 4

NAD 1983
N

BRAEHEAD WOODS
SECTION ONE
PB 2 PG 63

ROBERT HAWKINS W
LOT 2
GPIN 7778-56-6686
SINGLE FAMILY RESIDENTIAL

FEDERAL HOME LOAN MORTGAGE CORP
LOT 3
GPIN 7778-56-8652
SINGLE FAMILY RESIDENTIAL

LOT 7
GPIN 7778-66-0623
SINGLE FAMILY RESIDENTIAL

STEVEN HUBBLE
LOT 8
GPIN 7778-66-0524
SINGLE FAMILY RESIDENTIAL

SCHMIDT RODNEY LEE & JUDITH L
LOT 9
GPIN 7778-66-0433
SINGLE FAMILY RESIDENTIAL

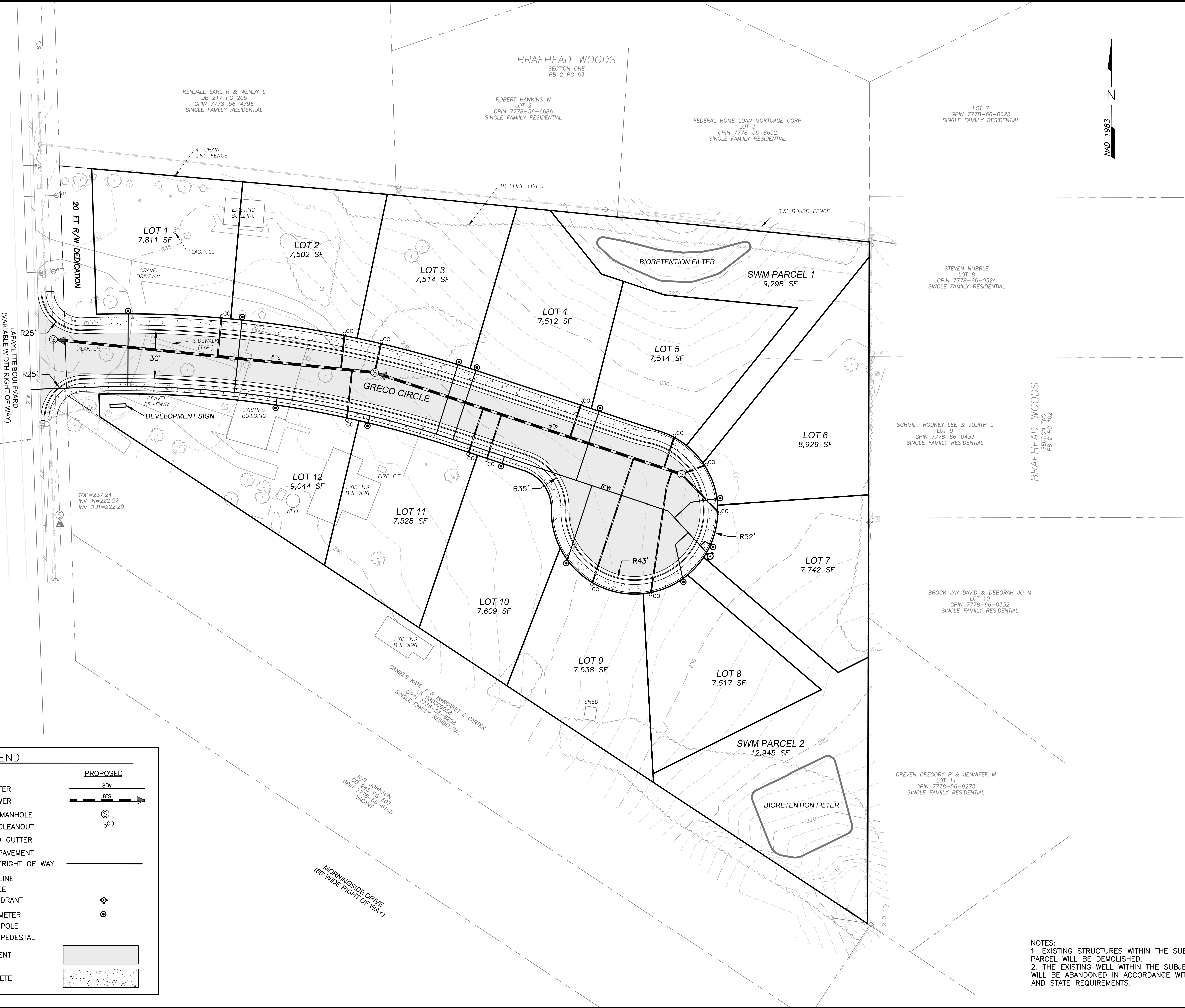
BROCK JAY DAVID & DEBORAH JO M
LOT 10
GPIN 7778-66-0332
SINGLE FAMILY RESIDENTIAL

GREVEN GREGORY P & JENNIFER M
LOT 11
GPIN 7778-56-9273
SINGLE FAMILY RESIDENTIAL

W.F. JOHNSON
DB 243 PG 607
GPIN 7778-56-6169
VACANT

DANIELS KATE Y & MARGARET E CARTER
GPIN 7778-56-6249
SINGLE FAMILY RESIDENTIAL

MORNINGSIDE DRIVE
(60' WIDE RIGHT OF WAY)



APPROXIMATE LOCATION OF
EXISTING WATER MAIN BASED
ON CITY MAPPING

LEGEND

EXISTING

8"W
8"S



EDGE OF PAVEMENT
PROPERTY LINE/RIGHT OF WAY

TREELINE
TREE

FIRE HYDRANT
WATER METER
POWER POLE
TELEPHONE PEDESTAL

WATER

SEWER

SANITARY MANHOLE
SANITARY CLEANOUT
CURB AND GUTTER
EDGE OF PAVEMENT
PROPERTY LINE/RIGHT OF WAY

TREELINE

TREE

FIRE HYDRANT

WATER METER

POWER POLE

TELEPHONE PEDESTAL

PAVEMENT

CONCRETE

PROPOSED

8"W
8"S



EDGE OF PAVEMENT
PROPERTY LINE/RIGHT OF WAY

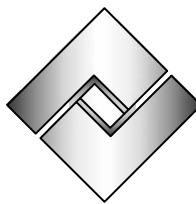
TREELINE
TREE

FIRE HYDRANT
WATER METER
POWER POLE
TELEPHONE PEDESTAL

PAVEMENT

CONCRETE

NOTES:
1. EXISTING STRUCTURES WITHIN THE SUBJECT
PARCEL WILL BE DEMOLISHED.
2. THE EXISTING WELL WITHIN THE SUBJECT PARCEL
WILL BE ABANDONED IN ACCORDANCE WITH CITY
AND STATE REQUIREMENTS.



Fairbanks &
Franklin

Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

SUBDIVISION DIMENSION PLAN

STONEWALL HEIGHTS
PRELIMINARY PLAT
FREDERICKSBURG, VA



DATE : 03-14-14
DESIGNED: JDF
DRAWN : JAC
CHECKED : JRF

REVISIONS:

DOCUMENT NO.
270-1000

SHEET
4 OF 4

NAD 1983

N

Curve Table			
Curve #	Length	Radius	Delta
C1	84.078	696.423	006.9173
C2	79.871	700.000	006.5375
C3	73.174	700.000	005.9894
C4	4.342	700.000	000.3554
C6	15.198	52.000	016.7456
C7	28.108	50.518	031.8797
C8	34.234	52.137	037.6206
C9	15.054	52.000	016.5869
C11	62.878	52.000	069.2821
C10	30.540	52.000	033.6506
C12	25.046	52.000	027.5967
C13	31.687	25.000	072.6204
C14	60.076	649.873	005.2966
C15	163.784	651.624	014.4012
C5	18.230	52.000	020.0867

